

CITY OF ALBUQUERQUE



July 3, 2012

Renaissance Custom Homes, Inc.
5709 Tierra Viva Pl NW
Albuquerque, NM 87107

Re: Construction at 8801 Glendale Ave NE not in Compliance

Dear Property Owner,

Hydrology recently visited the home under construction at 8801 Glendale Ave NE for Floodplain Development Permit compliance. Per FEMA regulations, a Floodplain Development Permit was approved for construction of a home per the approved grading and drainage plan (B20/D021).

Hydrology met with Gary Padilla on-site as well as at Plaza del Sol concerning construction at this address. In addition, Hydrology met with the Engineer of Record to assist in the design of the grading and drainage plan. The primary objective of the grading and drainage plan was to not build across the arroyo and the floodplain and to construct a scour wall to protect the home.

Secondary and tertiary objectives were to not exceed the amount of impervious areas as to not produce too much runoff and to except offsite flows through the east wall near the north end.

It appears all of the above referenced objectives have been ignored. Constructing the wall in the arroyo will raise the water surface elevation on adjoining lots and possibly cause damage property. Exceeding the amount of impervious area will produce additional runoff and possibly cause property damage. Not accepting offsite flows through the wall may cause property damage. These are violations of the drainage ordinance. See section §14-5-2-12.

In addition, building in a floodplain not in compliance with the Floodplain Development Permit puts the City out of compliance with the National Flood Insurance Program and puts the program at risk.

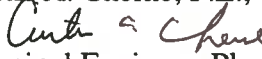
Hydrology is requiring the wall and driveway that were built in the floodplain be removed and for the site to meet the requirements of the grading and drainage plan.

At the time of the site visit, a wall permit was not obtained for the construction of the wall.

Hydrology has put a hold on the Certificate of Occupancy for this property until this situation can be resolved.

If you have any questions, you can contact me at 924-3986.

Curtis A. Cherne, P.E., CFM


Principal Engineer, Planning Dept.
Development and Building Services

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